161.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,400 / 799,400
					USE VALUE:	799,400 / 799,400
					ASSESSED:	799,400 / 799,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARAVANTINOS DENA
Owner 2:	
Owner 3:	
Street 1:	176 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HO JU CHANG & CHIEN -
Owner 2:	-
Street 1:	176 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10267.000	289,800		509,600	799,400
Total Card	0.236	289,800		509,600	799,400
Total Parcel	0.236	289,800		509,600	799,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.58 | /Parcel: 381.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107761
GIS Ref	
GIS Ref	
Insp Date	10/08/18

!12622!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,800	0	10,267.	509,600	799,400		Year end	12/23/2021
2021	101	FV	279,400	0	10,267.	509,600	789,000		Year End Roll	12/10/2020
2020	101	FV	279,300	0	10,267.	509,600	788,900	788,900	Year End Roll	12/18/2019
2019	101	FV	266,800	0	10,267.	509,600	776,400	776,400	Year End Roll	1/3/2019
2018	101	FV	266,300	0	10,267.	451,400	717,700	717,700	Year End Roll	12/20/2017
2017	101	FV	266,300	0	10,267.	378,600	644,900	644,900	Year End Roll	1/3/2017
2016	101	FV	266,300	0	10,267.	378,600	644,900	644,900	Year End	1/4/2016
2015	101	FV	223,200	0	10,267.	327,600	550,800	550,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:16:34

LAST REV

Date	Time
10/15/18	09:15:46
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HO JU CHANG & C	53477-518		8/31/2009		530,000	No	No		
	13059-270		9/17/1976		60,000	No	No		N

USER DEFINED

Prior Id # 1:	107761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2016	806	Heat App	11,000					2 heat pumps
8/30/2011	958	Re-Roof	11,790					
5/3/2011	383	Redo Kit	5,000					REPL KIT CAB BY OW

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	TTL REFUSAL	HS	Hanne S
12/3/2008	Meas/Inspect	345	PATRIOT
1/12/2000	Inspected	276	PATRIOT
11/24/1999	Measured	263	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10267		Sq. Ft.	Site		0	70.	0.71	8									509,609						509,600	

Total AC/HA:	0.23570	Total SF/SM:	10267	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,609	Spl Credit		Total:	509,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31878972
Const Adj.:	1.01944256
Adj $ / SQ:	134.443
Other Features:	110735
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420038
Depreciation:	130212
Depreciated Total:	289826

COMMENTS

SCUTTLE. OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

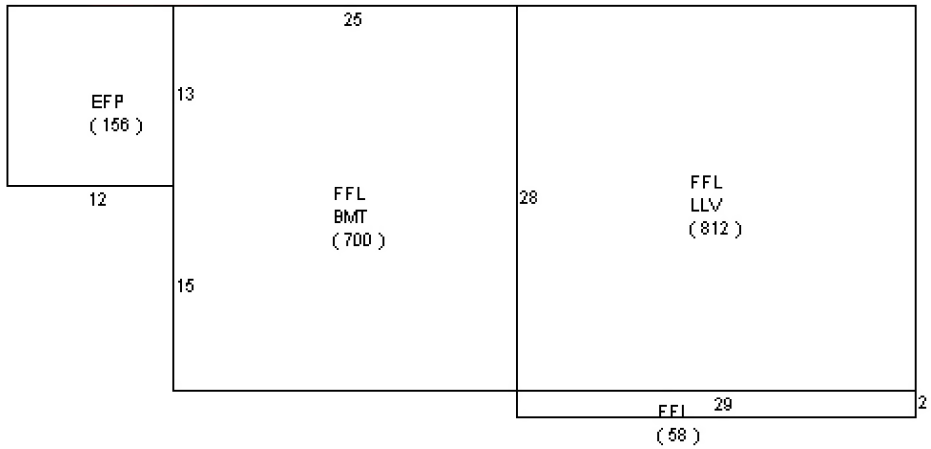
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.44
Special Features:	0	Val/Su Net:	89.50
Final Total:	289800	Val/Su SzAd	184.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,570	134.440	211,076
LLV	Lower Level	812	60.500	49,125
BMT	Basement	700	60.000	41,997
EFP	Enclos Porch	156	45.550	7,105

Net Sketched Area:	3,238			Total:	309,303
Size Ad	1570	Gross Area	3238	FinArea	2095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	